Waste Management Plan

Six Storey Mixed-Use Development

65 Canning Beach Road, Applecross

Prepared for: GPG NO.6 PTY LTD Prepared by: Allerding and Associates



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FIGURE 2 – BIN STORAGE, BULK STORAGE AND COLLECTION DIAGRAM



1 INTRODUCTION

This Waste Management Plan (WMP) has been prepared in accordance with the City of Melville Local Planning Policy No. 1.3 *Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments* (LPP1.3) and the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (WALGA Guidelines). The anticipated quantities of general waste and recycling for the proposal were based upon LPP1.3 and have been updated to reflect the City's planned FOGO system. The waste quantities and collection frequency have been confirmed in consultation with the City's Water Officers.

This WMP applies to the proposed six-storey mixed use development comprising a single ground floor commercial space (café) and parking area as well as five (5) multiple dwellings at Lot 15 (No. 65A and 65B) Canning Beach Road, Applecross (**subject site**).

The subject site is an unconventional lot with a triangular shape situated on the corner of Canning Beach Road with frontage to the north and east. The site is zoned Centre – C2 (R-ACO) with a Mixed Use designation under the Canning Bridge Activity Centre Plan and is surrounded by a mixture of commercial and residential land uses.

The objective of this WMP is to outline the details of the waste strategy and the procedures that will be adopted to manage all waste on the subject site. Once approved by the City, waste collection and disposal is to be undertaken in accordance with this WMP, subject to any additional conditions of planning approval.

2 SUMMARY OF DEVELOPMENT

The proposed development comprises a six-storey Mixed Use development containing a single ground floor commercial unit and five (5) multiple dwellings over five levels. Specifically, the development consists of:

- At Ground Floor Level, a single commercial tenancy with an internal Gross Lettable Area (GLA) of 73.7m² and an alfresco area, car parking, bicycle parking facilities, bin store, foyer and lobby;
- Floor Levels 1 to 5 will each accommodate a three bedroom and two bathroom dwelling; and
- Floor Level 6 will accommodate a communal lounge and roof top terrace for residents.

In accordance with the City's waste generation rates, **Table 1** provides for the waste generation and collection frequency for the development:



Table 1 – Waste Generation and Collection Frequency

Development	5 Multiple Dwellings	Café Tenancy (70m² PFA)	
Weekly General Waste Generation	65 litres (per dwelling)	462 litres per day premises is open*	
Total Weekly General Waste Generation	325 litres	3,234 litres	
General Waste Collection Frequency	Fortnightly	Twice Weekly	
Total 360L General Waste Bins Required	2	5	
Weekly Recycling Generation	40 litres (per dwelling)	91 litres per day premises is open [#]	
Total Weekly Recycling Generation	200 litres	637 litres	
Recycling Collection Frequency	Fortnightly	Weekly	
Total 360L Recycling Bins Required	2	2	
Weekly FOGO Waste Generation	28 litres (per dwelling)	-	
Total Weekly FOGO Waste Generation	140 litres	-	
FOGO Collection Frequency	Weekly	-	
Total 240L FOGO Bins Required	1	-	
Total 360L Bins Required	11		
Total 240L Bins Required	1		

* Based on 660L per 100 m^2 PFA per day the Cafe is open per week.

[#] Based on 130L per 100m² PFA per day the Cafe is open per week.

3 WASTE GENERATION

3.1 Waste and Recyclables Capacity

The proposal is for one commercial (café) tenancy with an estimated Public Floor Area (PFA) of 70m² (inclusive of alfresco) and 5 Multiple Dwellings.

Bins will comprise 360 litre bins for both waste disposal and recycling and 240 litre bins for Food Organics Garden Organics (FOGO) waste. The following bins will be used:

Residential (Multiple Dwellings):

- General Waste (collected fortnightly) 2 x 360L bins (total 720L capacity).
- Recycling (collected fortnightly) 2 x 360L bins (total 720L capacity).
- FOGO (collected weekly) 1 x 240L bins (total 240L capacity).

Commercial (Café):

- General Waste (collected twice weekly) 5 x 360L bins (total 1,800L capacity).
- Recycling (collected weekly) 2 x 360L bins (total 720L capacity).



Should other types of refuse bins be required by certain units, this will be subject to the discretion of the owner and/or Body Corporate in arrangement with the City's waste collection services. Increased collection would also reduce the number of bins required.

Adequate space is available for the storage of alternative waste (bulk waste) within the bin store area and/or within the storerooms allocated to each apartment (refer Section 4.3).

The bin store location is demonstrated in **Figure 1** and the collection and access arrangement is demonstrated in **Figure 2**.



Figure 1 – Bin Storage Area

3.2 Other Waste Requirements

The proposal does not involve the generation of liquid waste, hazardous waste or medical waste products controlled by the *Environmental Protection (Controlled Waste) Regulations 2004.* No processing, retail and/or wholesale of animal products will occur on-site.

4 WASTE STORAGE

4.1 Internal Receptacles

To promote recycling, all dwellings will have three receptacles, including separate general waste, recycling and FOGO receptacles. Occupants will transfer waste materials from the unit to the bin store area.

4.2 Bin Storage Area

All bins will be stored within the designated bin store located on the ground floor level, on the western side of the lobby area. Residents and café tenants will be able to access the bin store area from the carpark.

Signage will be placed on the bin store doors outlining the frequency of collection, management arrangements and the responsibilities and contact details of the janitor and Body Corporate.

The bin stores will be constructed with graded hard stand with floor waste connected to the sewer system in accordance with Water Corporation requirements. A tap will be provided within the bin stores for wash down. The bin stores will be enclosed to prevent stormwater ingress and will be



naturally ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended).

The bins store area was modelled using the required 360 litre bins for waste and recycling. The information within **Table 2** has been used in order to calculate the required size of the bin store.

Bin Size (L)	Width (m)	Depth (m)	Height (m)	Footprint (m²)	Total Footprint (m ²) required for Multiple Dwellings	Total Footprint (m ²) required for Commercial / Office
360L	0.68m	0.848m	1.1m	0.58m²	2.9m²	4.1m ²
			14.	2m²		

Table 2 – Bin Store Area Calculations

The bin store has a total footprint of $14.2m^2$ representing a total oversupply of $7.2m^2$ of the total required bin store area.

Bins will be arranged to allow internal access and movement and will be accessed by a self closing, vermin proof door adjacent to the carparking area.

The bin stores have also been designed with due regard to the following:

- An adequate movement aisle for manoeuvring of the 360L bins;
- The door to the bin store is to be sufficient width for a 360L bin to move through;
- The bin store is located so as not to be visible from the road and are not publicly accessible; and
- The door to the bin storage area is to be self closing and vermin proof.

4.3 Bulk Waste Storage

LPP1.3 requires a minimum area of $4m^2$ to be provided for bulky waste storage, or $0.5m^2$ per dwelling, whichever is greater. Given that five (5) dwellings are proposed, an area of $4m^2$ is to be set aside for bulky waste storage. Due to the potential safety and amenity implications of multiple dwellings discarding materials within the road reserve at one time, a dedicated area for the temporary storage of bulky items awaiting disposal is provided in the bin store area with an area of $5m^2$ (refer **Figure 1**).

The Body Corporate is responsible for notifying residents and commercial tenants of the City's bulk waste collection schedule. It the responsibility of residents and commercial tenants to take the bulk waste to the storage area in advance of the nominated collection date.

On or immediately prior to collection day, the janitor will be responsible for taking the bulk waste from the storage area to the verge collection area.

5 LOCATION OF BIN COLLECTION AND RESPONSIBILITIES

The Body Corporate will employ a janitor to place the bins at the collection area, clean the common areas and also return the bins to the bin store.

The following outlines the collection process (refer **Figure 2**):



- Bins will be located for collection within the designated bin collection area situated on Canning Beach Road verge, south of the proposed vehicle crossover.
- The janitor will wheel the bins through the driveway to the collection point. The route to move the bins from the storage area to the verge is undercover and utilises a sealed surface that will be kept free of obstacles.
- The City's waste collection vehicles will access the bin collection area directly via Canning Beach Road on collection day.

6 FREQUENCY OF COLLECTION

For residential dwellings, general waste and recycling is collected on alternate fortnights and FOGO is collected weekly. It is the responsibility of the janitor to place the bins at the collection area on collection day then return the bins to the bin store once collected.

For the commercial (café) tenancy, due to the high generation rate of general waste, bins will be collected twice weekly, with recycling collected weekly.

The twice weekly collection of general waste and weekly collection of recycling for the commercial tenancy will assist in reducing the number of bins displayed on the verge at any given time.

To ensure that no more than five (5) bins are displayed on the verge for collection at any given time, the two weekly collection days/times for the commercial general waste will need to be offset from the City's scheduled collection days/times for:

- Residential general waste and FOGO (3 bins total); and
- Residential and commercial recycling and FOGO (5 bins total).

It is therefore likely that a private waste contractor will be required to provide for two additional weekly collection services for the collection of general waste for the commercial tenancy.

7 ESTABLISHMENT OF WASTE MANAGEMENT PLAN AND ONGOING MANAGEMENT

Upon occupation of the development, the Waste Management Plan will be provided to the Body Corporate who will assign and implement the waste management systems as set out in this document. The Body Corporate will be responsible for providing a copy of the Waste Management Plan to all occupants of the building and the janitor.

The responsibilities of the janitor will be:

- Monitoring and maintenance of the bin storage areas;
- Cleaning of the bins and the bin storage areas as required;
- Transporting the bins to and from the bin collection area for collection days;
- Installing signage as required in the bin storage areas, denoting general waste and recycling bins; and
- Ensuring that the residents and commercial tenants are aware of the waste management plan and their responsibilities.





Figure 2 – Bin Storage, Bulk Storage and Collection Diagram